Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--Nov. 25, 1964

Appeal #7991 Jewel Johnson and Irene J. Clagett, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Davis voting form four units, the following Order was entered on December 1, 1964:

ORDERED:

That the appeal for a variance from the provisions of Section 3301.1 of the Zoning Regulations requiring 900 square feet of land area per unit to convert building into four apartment units at 830 D St. S.E., lot 42, square 924, be granted for three units for the following reasons:

(1) Appellant's lot has a frontage of 16.33 feet on D St. and a depth of 76.75 feet. The lot contains an area of 1253.33 square feet of land and is improved with a row building containing basement and three floors, appellant desiring to convert to one apartment per floor including the basement.

(2) The lot contains an area of 1253.33 square feet of land whereas regulations in the R-4 District require 2700 square feet of land area for three units and 3600 square feet for four units. The building at the present time is vacant.

(3) There was objection to the granting of this appeal. The Capitol Hill Restoration Society requests that not over two units be provided.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the statute, and that an outright denial of the request would result in peculiar and exceptional practical difficulties and exceptional and undue hardship upon the owner. The Board feels, however, that four units in this building would create overcrowding of the premises and feels that only three units should be provided. The appeal is therefore approved for three units.

We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map. We are further of the opinion that the area and arrangement and light to these units is satisfactory.